

## The Highland Licensing Board

Meeting – 23 June 2026

|             |           |
|-------------|-----------|
| Agenda Item | 9.7       |
| Report No   | HLB/66/26 |

### Application for a major variation of premises licence under the Licensing (Scotland) Act 2005

Storr Centre, Portree, Isle of Skye, IV51 9HX

### Report by the Clerk to the Licensing Board

#### Summary

This report relates to an application for a major variation of premises licence by The Highland Council, Glenurquhart Road, Inverness, IV3 5NX.

#### 1.0 Description of premises

1.1 Storr Centre is a purpose-built building and consists of a retail space and multipurpose room which can be used for weddings and/or meetings etc.

#### 2.0 Summary of variation application

##### 2.1 Variation sought

The applicant seeks to vary the premises licence as follows:-

- (1) Amend premises description;
- (2) Amend on sales capacity to 40;
- (3) Any other activities – 5(f) – the multi purpose room and external drinking area may be used by third parties for the purposes of on sales if required;
- (4) Layout plan:-
  - (i) The existing multi purpose area (on sales) is being changed to a staff welfare area, existing external drinking area is also be moved;
  - (ii) New multipurpose area (on sales) and external drinking area is delineated in yellow on the accompanying updated layout plan.

#### 3.0 Background

3.1 On 12 May 2026 the Licensing Board received an application for a major variation of a premises licence from The Highland Council.

- 3.2 The application was publicised during the period 14 May 2026 until 4 June 2026 and confirmation that the site notice was displayed has been received.
- 3.3 In accordance with standard procedure, Police Scotland, the Scottish Fire & Rescue Service and the Council's Community Services (Environmental Health) and Planning and Building Standards were consulted on the application.
- 3.4 Notification of the application was also sent to NHS Highland and the local Community Council.
- 3.5 Further to this publication and consultation process, no timeous objections were received.
- 3.6 A representation was received from Building Standards - temporary occupancy/full completion certificate to be granted before occupancy.

This representation has been addressed by the Licensing Standards Officer in his report at item 5 of this report.

- 3.7 The applicant must nevertheless be given the opportunity to be heard before the Board determines the application and has accordingly been invited to the meeting. The applicant has been advised of the hearings procedure which may also be viewed via the following link:

[www.highland.gov.uk/hlb\\_hearings](http://www.highland.gov.uk/hlb_hearings)

#### **4.0 Legislation**

- 4.1 The Licensing Board must in considering and determining the application, consider whether any grounds of refusal apply and if none of them applies, the Board must grant the application.

Relevant grounds of refusal may be: -

1. the grant of the application will be inconsistent with one or more of the licensing objectives;
2. having regard to (i) the nature of the activities carried on or proposed to be carried on in the subject premises, (ii) the location, character and condition of the premises, and (iii) the persons likely to frequent the premises, the Board considers the premises are unsuitable for use for the sale of alcohol in accordance with the proposed variation;
3. that the Board considers that, if the application were to be granted, there would, as a result, be overprovision of licensed premises, or licensed premises of the same or similar description as the subject premises, in the locality.

4.2 For the purposes of the Act, the licensing objectives are-

- (a) preventing crime and disorder,
- (b) securing public safety,
- (c) preventing public nuisance,
- (d) protecting and improving public health, and
- (e) protecting children and young persons from harm.

4.3 The Board only has power either to grant the application and make a variation of the conditions to which the licence is subject or to refuse the application.

4.4 If the Board refuses the application, the Board must specify the ground for refusal and if the ground for refusal relates to a licensing objective, the Board must specify the objective in question.

## **5.0 Licensing Standards Officer**

5.1 The LSO has provided the following comments:-

- (i) The unit is a purpose built building and consists of a retail space and multipurpose room which can be used for weddings and/or meetings etc.
- (ii) The unit is to service growing tourist demand in the surrounding area.
- (iii) The premises are owned and run by Highland Council.
- (iv) The premises offer off and restricted on sales.
- (v) The application is within HLB policy.
- (vi) The application is consistent with the licensing objectives.
- (vii) No objections have been received in connection with the application.
- (viii) Representation from Building Standards has been noted, the applicant is aware (Highland Council), the services involved will work directly with each other to address any outstanding issues.
- (ix) The current premises seem to have fared well and this application to increase space for a mixed use facility for tourists and locals alike appears to be a positive step towards securing and supporting quality employment with Highland Council.
- (x) I have no objections to this application.

## **6.0 HLB local policies**

6.1 The following policies are relevant to the application:-

- (1) Highland Licensing Board Policy Statement 2023-28
- (2) Highland Licensing Board Equality Strategy

## **7.0 Conditions**

### **7.1 Mandatory conditions**

If the application is approved the mandatory conditions set out in Schedule 3 of the Act will apply.

### **7.2 Local conditions**

There are no existing local conditions and it is not considered necessary to attach any.

### **7.3 Special conditions**

The existing special condition will continue to apply and no additional special conditions are considered necessary.

## **Recommendation**

The Board is invited to determine the above application.

If the Board is minded to refuse the application, the Board must specify the ground for refusal and if the ground for refusal is in relation to a licensing objective, the Board must specify the objective in question.

Reference: HC/RSL/2111  
Date: 8 June 2026  
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